



October 19, 2015

Brad Stimple
U.S. Environmental Protection Agency
Region 5
Brownfield and Early Action Section
77 West Jackson Blvd.
Chicago, IL 60604-3590

Re: Site-Specific Brownfield Assessment for the former SK Hand Tools Site

Dear Mr. Stimple:

Defiance County (County) requests site-specific brownfield assessment grant (Grant) assistance from the U.S. Environmental Protection Agency (EPA) for a brownfield site located at 135 Hickory Street Defiance, Ohio (Site). The Site is in the foreclosure process and currently vacant. The County auditor has provided site access via ORC 5721.09 while the foreclosure process is completed.

The County is seeking funding or other direct assistance from the EPA to perform an environmental assessment that meets American Society of Testing and Materials (ASTM) and Ohio Voluntary Action Program (VAP) standards to determine if the Site was impacted by historic operations. A Phase I environmental site assessment was performed by Tetra Tech, Inc. and included 12 Identified Areas on the Site. The Ohio EPA Targeted Brownfield Assessment program will provide an updated Phase I assessment prior to property transfer following foreclosure.

It is the County's intention to use the results of an environmental assessment for several purposes. Primarily, the County will use the information to determine the next steps to redevelopment of the 8 acre industrial site. The potential for redevelopment and job creation



potential is very high as the Site is situated near the top manufacturers in the area who are interested in expanding operations. The County along with other local and state organizations will work collaboratively, using the results of the site-specific assessment, to determine the appropriate path forward including addressing environmental conditions, if any, discovered during the assessment activities.

If you have any questions regarding this request, please feel free to contact me, Jerry Hayes Director of Economic Development for the County, as I will be serving as the Grant Recipient Project Manager. You may contact me at (419) 784-4471 or via e-mail at jerry@defecon.com.

Sincerely,

A handwritten signature in blue ink that reads "Jerry Hayes". The signature is fluid and cursive, with the first and last names clearly legible.

Jerry Hayes

Director of Economic Development

Defiance County



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

CONSENT FOR ACCESS TO PROPERTY

NAME OF PROPERTY OWNER: SK Hand Tool Corporation (Defiance County Auditor Tax Foreclosure Property)

PROPERTY ADDRESS: 135 Hickory Street, Defiance, Ohio 43512

TYPE OF PROPERTY: Industrial

I hereby consent to officers, employees, authorized representatives of the United States Environmental Protection Agency (EPA) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through, and on the property for the following purposes:

1. The taking of samples, surface and subsurface, including but not limited to soil, sediments, water, and air, and other solids or liquids stored or disposed of at the property as may be determined to be necessary;
2. The documenting of scientific and engineering observations, including, but not limited to taking notes, recordings, photographs and surveying;
3. The drilling and finishing of boreholes for the purposes of collecting soil and groundwater samples without limitation;
4. Other inquiry actions at the property as may be necessary to determine nature, extent and potential threat to human health and the environment; and

I am the property owner or an individual having the authority or the authorization of the property owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate if you are granting access by signing this document, and providing your address and telephone number(s) so that you may be reached by mail or telephone.

ACCESS GRANTED: ☒ YES ☐ NO

Name (Printed): Thomas L. Kime Date: December 31, 2015

Name (Signature): Thomas L. Kime

Address: Defiance County Commissioners, 500 Court Street

City: Defiance State: Ohio Zip: 43512

Telephone Number(s): Work: 419-782-2061 Alternate: 419-784-3882

Email: coclerk@defiance-county.com

BOARD OF DEFIANCE COUNTY COMMISSIONERS

RESOLUTION: IN THE MATTER OF:

AUTHORIZATION FOR COMMISSIONER
THOMAS L. KIME TO SIGN US EPA
CONSENT FOR ACCESS TO PROPERTY
FOR SK HAND TOOL CORPORATION
PROPERTIES

DATE: THURSDAY, DECEMBER 31, 2015

The Board of Commissioners, County of Defiance, State of Ohio met in regular session on the above date in the Defiance County Commissioners' Conference Room with the following members present:

Thomas L. Kime: PRESENT Ryan Mack: PRESENT Otto L. Nicely: PRESENT

Commissioner NICELY moved and Commissioner MACK seconded the adoption of the following Resolution:

WHEREAS, the County, in conjunction with Maumee Valley Planning Organization, is desiring to eliminate potential Brownfields in Defiance County; and

WHEREAS, the County has filed foreclosure on the properties located at 135 Hickory Street, Defiance, Ohio, 43512, (owner(s) SK Hand Tool Corporation (Defiance County Auditor Tax Foreclosure Property)); and

WHEREAS, the owner(s) of this property are unresponsive; and

WHEREAS, in order to receive assistance from the United States Environmental Protection Agency for studies and/or clean-up of this property, a Consent for Access to Property Form is required to be completed and signed.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Defiance County Commissioners does hereby authorize Commissioner Thomas L. Kime to sign the United States Environmental Protection Agency's Consent for Access to Property Form for the properties located at 135 Hickory Street, Defiance, Ohio, 43512, (owner(s) SK Hand Tool Corporation (Defiance County Auditor Tax Foreclosure Property))

BE IT FURTHER RESOLVED, that it is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were so adopted in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

The roll call vote upon its adoption resulted as follows:

THOMAS L. KIME

Thomas L. Kime, yes

RYAN MACK

Ryan Mack, yes

OTTO L. NICELY

Otto L. Nicely, yes



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ACCESS GRANTED: ☒ YES ☐ NO

Name (Printed): Thomas L. Kime Date: December 31, 2015

Name (Signature): Thomas L. Kime

Address: Defiance County Commissioners, 500 Court Street

City: Defiance State: Ohio Zip: 43512

Telephone Number(s): Work: 419-782-2061 Alternate: 419-784-3882

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